

1 BILL NO. R-87-03-19

2 DECLARATORY RESOLUTION NO. R-17-87

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as Summit Industrial  
7 Park, Fort Wayne, Indiana. (Cadillac  
8 Coffee Company, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated  
10 March 6, 1987, to have the following described property  
11 designated and declared an "Economic Revitalization Area" under  
12 Division 6, Article II, Chapter 2 of the Municipal Code of the  
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
14 12.1, to-wit:

15 Summit Industrial Park, Lot #5,  
16 Fort Wayne, Indiana;

17 said property more commonly known as Lot #5, Summit Industrial  
18 Park, Fort Wayne, Indiana;

19 WHEREAS, it appears that said petition should be pro-  
20 cessed to final determination in accordance with the provisions  
21 of said Division 6.

22 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
23 OF THE CITY OF FORT WAYNE, INDIANA:

24 SECTION 1. That, subject to the requirements of Section  
25 4, below, the property hereinabove described is hereby designated  
26 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
27 12.1. Said designation shall begin upon the effective date of  
28 the Confirming Resolution referred to in Section 3 of this Resolu-  
29 tion and shall continue for one (1) year thereafter. Said desig-  
30 nation shall terminate at the end of that one-year period.

31 SECTION 2. That upon adoption of this Resolution:

32 (a) Said Resolution shall be filed with the Allen  
33 County Assessor;

(b) Said Resolution shall be referred to the Committee  
on Finance and shall also be referred to the De-



1 Page Two

2 department of Economic Development requesting a re-  
3 commendation from said department concerning the  
4 advisability of designating the above designated  
5 area an "Economic Revitalization Area";

6 (c) Common Council shall publish notice in accordance  
7 with I.C. 5-3-1 of the adoption and substance of  
8 this Resolution and setting this designation as an  
9 "Economic Revitalization Area" for public hearing;

10 (d) If this Resolution involves an area that has al-  
11 ready been designated an allocation area under  
12 I.C. 36-7-14-39, then the Resolution shall be re-  
13 ferred to the Fort Wayne Redevelopment Commission  
14 and said designation as an "Economic Revitalization  
15 Area" shall not be finally approved unless said  
16 Commission adopts a resolution approving the peti-  
17 tion.

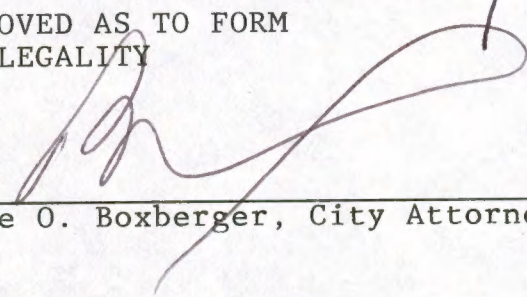
18 SECTION 3. That, said designation of the hereinabove  
19 described property as an "Economic Revitalization Area" shall  
20 only apply to a deduction of the assessed value of both real  
21 estate and personal property for new manufacturing equipment.

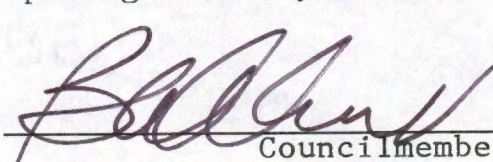
22 SECTION 4. That this Resolution shall be subject to  
23 being confirmed, modified and confirmed or rescinded after public  
24 hearing and receipt by Common Council of the above described re-  
25 commendations and resolution, if applicable.

26 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is  
27 hereby determined that the deduction from the assessed value of  
28 the real property shall be for a period of ten (10) years.

29 SECTION 6. That this Resolution shall be in full force  
30 and effect from and after its passage and any and all necessary  
31 approval by the Mayor.

32  
APPROVED AS TO FORM  
AND LEGALITY

  
\_\_\_\_\_  
Bruce O. Boxberger, City Attorney

  
\_\_\_\_\_  
Councilmember



Read the first time in full and on motion by \_\_\_\_\_ seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by \_\_\_\_\_ seconded by \_\_\_\_\_, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 3-24-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-17-87  
on the 24th day of March, 1987

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of March, 1987, at the hour of 11:30 o'clock PM.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of March, 1987, at the hour of 3:00 o'clock PM.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

P-87-03-19

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as Lot #5, Summit Industrial Park, Fort Wayne, Indiana.

(Cadillac Coffee Company, Petitioner).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

EFFECT OF PASSAGE A 45,000 square foot industrial building will be  
constructed with parking and landscaping to comply with Summit  
Park Industrial Park covenants, adding new jobs to the local economy.

EFFECT OF NON-PASSAGE Opposite of the above.

\_\_\_\_\_

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$2,289,600.00

\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

           Real Estate Improvements  
           Personal Property (New Manufacturing Equipment)  
    x     Both Real Estate Improvements & Personal Property

.....

A. GENERAL INFORMATION

Applicant's Name: Cadillac New Limited Partnership

Address of Applicant's Principle Place of Business:

4740 East Nevada Avenue

Detroit, Michigan 48234

Phone Number of Applicant: ( 313 ) 369-9020

Street Address of Property Seeking Designation:

Summit Park <sup>Lot</sup> ~~Site~~ #5

S.I.C. Code of Substantial User of Property:                     

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  x  </u>	<u>    </u>
Is the project site within the flood plain?	<u>    </u>	<u>  x  </u>
Is the project site within the rivergreenway area?	<u>    </u>	<u>  x  </u>
Is the project site within a Redevelopment Area?	<u>  X  </u>	<u>  X  </u>
Is the project site within a platted industrial park?	<u>  x  </u>	<u>    </u>
Is the project site within the designated downtown area?	<u>    </u>	<u>  x  </u>
Is the project site within the Urban Enterprise Zone?	<u>    </u>	<u>  x  </u>
Will the project have ready access to City Water?	<u>  x  </u>	<u>    </u>
Will the project have ready access to City Sewer?	<u>  x  </u>	<u>    </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>    </u>	<u>  x  </u>



C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?  
industrial facility

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?  
none

What is the condition of structure(s) listed above? not applicable

Current assessed value of Real Estate: Summit Park owned by City of Fort Wayne

Land	<u>                    </u>
Improvements	<u>                    </u>
Total	<u>                    </u>

What was amount of Total Property Taxes owed during the immediate past year? none for year 19  .

Give a brief description of the proposed improvements to be made to the real estate.

construction of 45,000 square foot building, parking and landscaping to  
comply with Summit Park Industrial Park covenants

Cost of Improvements: \$ 1,629,600

Development Time Frame:

When will physical aspects of improvements begin? May, 1987

When is completion expected? November, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: none

What was amount of Personal Property Taxes owed during the immediate past year? none for year 1986.

Give a brief description of new manufacturing equipment to be installed at the project site.

industrial processing equipment

Cost of New Manufacturing Equipment? \$ 660,000

Development Time Frame:

When will installation begin of new manufacturing equipment? September, 1987

When is installation expected to be completed? November, 1987

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 3

How many permanent jobs will be created as a result of this project?  
56

Anticipated time frame for reaching employment level stated above?  
25 jobs as of October, 1987; remainder 1988-89

What is the nature of those jobs?

selling, light industrial, warehousing, and administration

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

~~not applicable~~

In what Township is project site located? Washington Township

In what Taxing District is project site located? inside city limits



G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Robert E. Painter

Cadillac Coffee Company

4740 East Nevada Avenue, Detroit, MI 48234

Phone Number of Contact Person (313) 369-9020

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

R. E. Painter *Centerville*  
Signature of Applicant  
R. E. Painter

3-6-87  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



BILL NO. R-87-03-19

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic

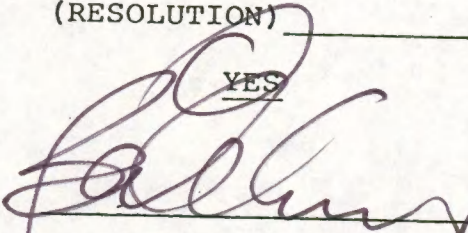
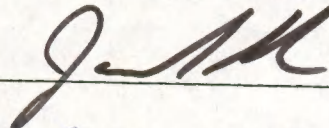
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as Summit Industrial Park, Fort Wayne, Indiana. (Cadillac

Coffee Company, Petitioner)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION) XXXXXXXXXX

YES

NO

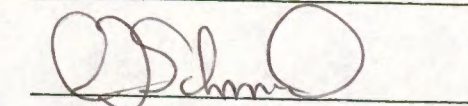
  


BEN A. EISBART  
CHAIRMAN

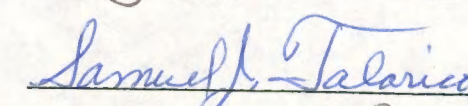
JAMES S. STIER  
VICE CHAIRMAN



CHARLES B. REDD



DONALD J. SCHMIDT



SAMUEL J. TALARICO

CONCURRED IN 3-24-87

SANDRA E. KENNEDY  
CITY CLERK